

# Discover the difference



## PEAR TREE FIELDS 2B



**ST.MODWEN  
HOMES**



Norton Road, Worcester, WR5 2PE



# YOUR COMMUNITY



---

**St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.**

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.









# YOUR FUTURE

---

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.









# DEVELOPMENT LAYOUT



**Important Notice**  
The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 81787/April 2024





# THE MAYNE

- Large open plan living room and kitchen/dining/family room with Bi-folding doors to the rear garden
- Separate downstairs study or playroom
- Laundry room with access to the rear garden
- Downstairs cloakroom
- Master bedroom with en-suite, built in wardrobe and balcony
- Shared en-suite to bedrooms two and three
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\* PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

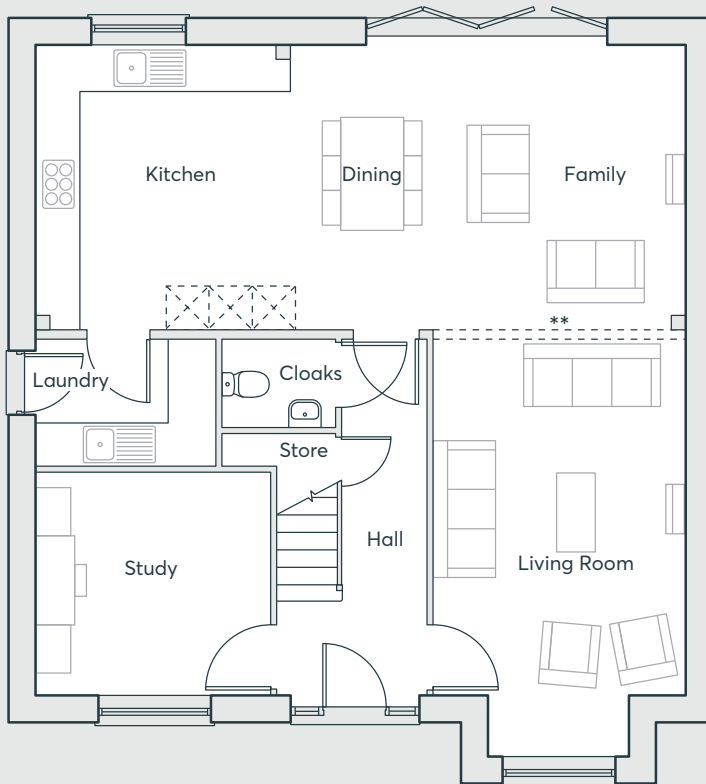
**PEAR TREE FIELDS**  
WORCESTER

**FOUR  
BEDROOM  
HOME**  
1,752 sq. ft.

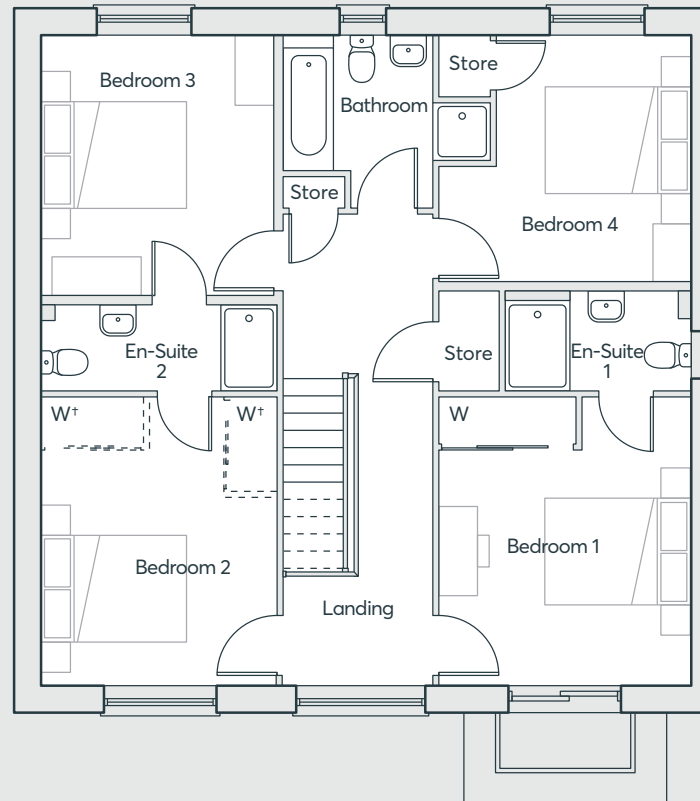
 **ST.MODWEN  
HOMES**



# THE MAYNE



GROUND FLOOR



FIRST FLOOR

Dining	3.92m x 2.94m	12'10" x 9'8"
Family	3.92m x 2.55m	12'10" x 8'4"
Kitchen	3.92m x 3.53m	12'10" x 11'7"
Living	5.10m x 3.51m	16'9" x 11'6"
Study	3.10m x 3.26m	10'2" x 10'8"
Laundry Room	1.77m x 2.49m	5'10" x 8'2"
Bathroom	2.41m x 2.89m	7'11" x 9'6"
Bedroom 1	3.99m x 3.50m	13'1" x 11'6"
Bedroom 2	3.99m x 3.26m	13'1" x 10'8"
Bedroom 3	3.64m x 3.24m	11'11" x 10'7"
Bedroom 4	3.44m x 3.50m	11'3" x 11'6"
En-suite 1	1.40m x 2.58m	4'7" x 8'6"
En-suite 2	1.20m x 3.26m	3'11" x 10'8"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

PEAR TREE FIELDS

WORCESTER

W+ – Sales Extra  
\*\* – Optional wall

**FOUR  
BEDROOM  
HOME**  
1,752 sq. ft.

 **ST.MODWEN  
HOMES**





# THE GARNET

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Dual aspect living room with French doors to the rear garden
- Additional family room
- Downstairs cloakroom
- Laundry room with access to the rear garden
- Master bedroom with en-suite, walk-in wardrobe and Juliet balcony.
- Optional fitted wardrobe in the second bedroom
- Family bathroom with bath and walk-in shower
- Study area to first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

**PEAR TREE FIELDS**  
WORCESTER

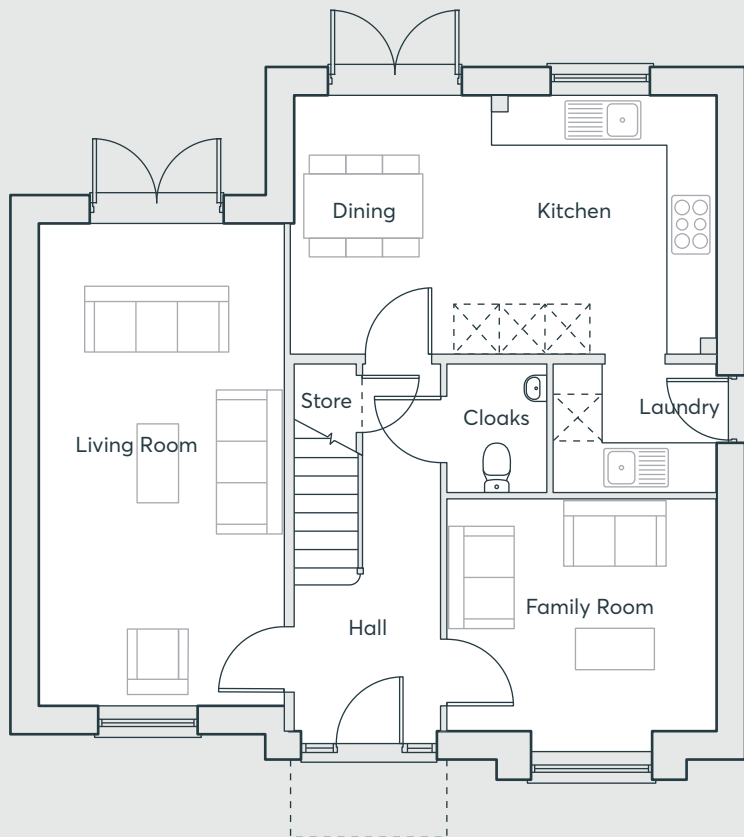
**FOUR  
BEDROOM  
HOME**

1,454 sq. ft.

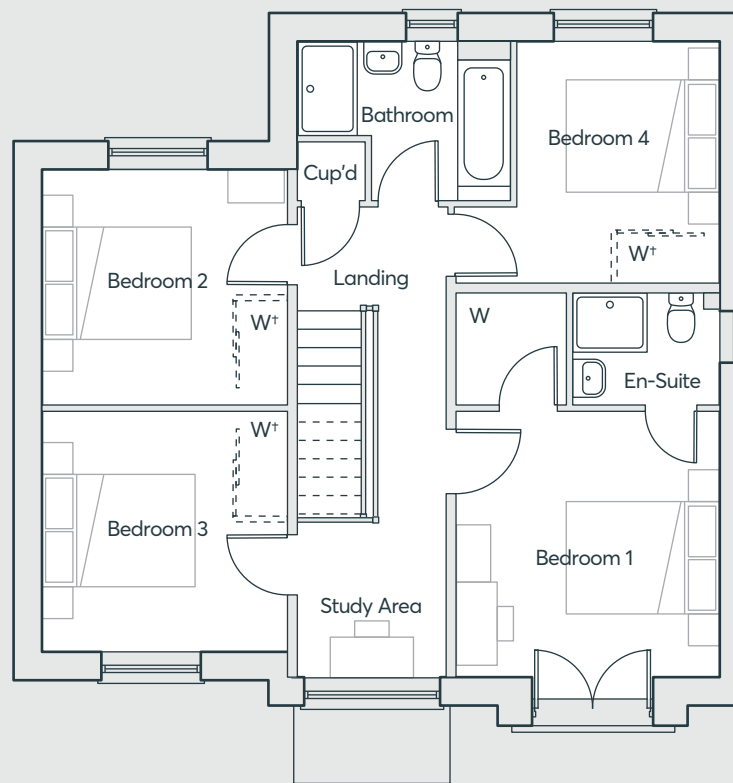
 **ST.MODWEN  
HOMES**



# THE GARNET



GROUND FLOOR



FIRST FLOOR

Dining	3.39m x 2.02m	11'1" x 6'8"
Family Room	3.04m x 3.53m	10'0" x 11'7"
Kitchen	3.39m x 3.58m	11'1" x 11'9"
Living	6.32m x 3.23m	20'9" x 10'7"
Laundry Room	1.68m x 2.13m	5'6" x 7'0"
Bathroom	2.08m x 2.79m	6'10" x 9'2"
Bedroom 1	3.50m x 3.46m	11'6" x 11'4"
Bedroom 2	3.23m x 3.29m	10'7" x 10'9"
Bedroom 3	3.00m x 3.26m	9'10" x 10'8"
Bedroom 4	3.13m x 2.65m	10'3" x 8'9"
En-suite	1.51m x 1.94m	5'0" x 6'4"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

PEAR TREE FIELDS

WORCESTER

W+ – Sales Extra

FOUR  
BEDROOM  
HOME

1,454 sq. ft.

 **ST.MODWEN  
HOMES**

# THE BOSCO

- Dual aspect living room with French doors to the rear garden
- Additional family room/study
- Kitchen/dining room with bi-fold doors to the rear garden
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\* PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

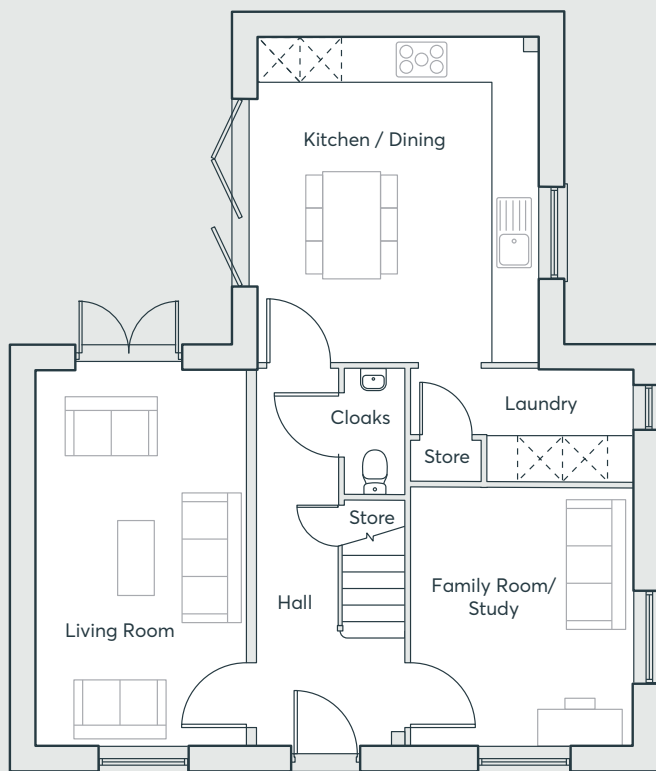
**PEAR TREE FIELDS**  
WORCESTER

**FOUR  
BEDROOM  
HOME**  
1,370 sq. ft.

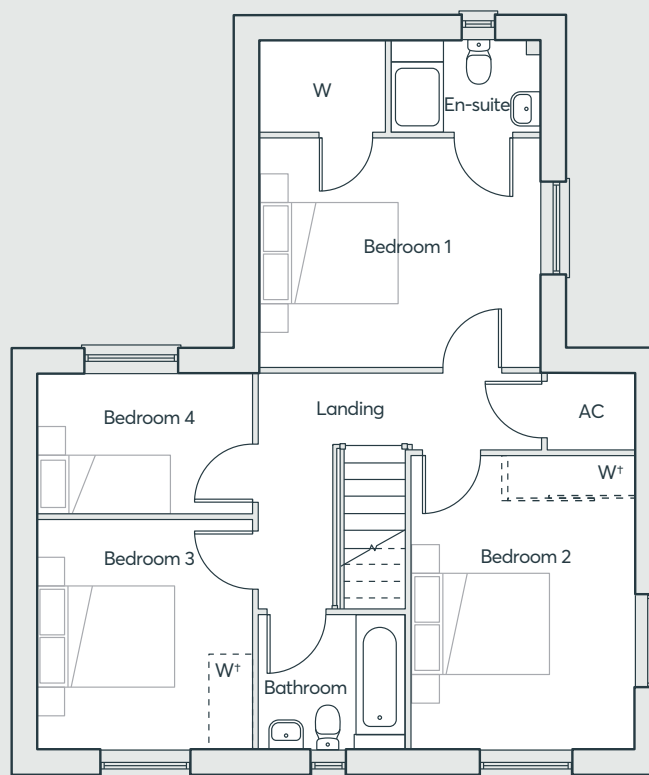
 **ST.MODWEN  
HOMES**



# THE BOSCO



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	4.64m x 3.96m	15'3" x 13'0"
Living	5.31m x 3.00m	17'5" x 9'10"
Family/Study	3.65m x 3.15m	12'0" x 10'4"
Laundry Room	1.58m x 3.15m	5'2" x 10'4"
Bathroom	1.93m x 2.08m	6'4" x 6'10"
Bedroom 1	3.27m x 3.96m	10'9" x 13'0"
Bedroom 2	4.15m x 3.15m	13'7" x 10'4"
Bedroom 3	3.25m x 3.04m	10'8" x 10'0"
Bedroom 4	1.98m x 3.04m	6'6" x 10'0"
En-suite	1.28m x 2.05m	4'2" x 6'9"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

PEAR TREE FIELDS

WORCESTER

W+ – Sales Extra

FOUR  
BEDROOM  
HOME

1,370 sq. ft.

 **ST.MODWEN  
HOMES**

# THE BARLOW

- Open plan dining/family/living room and kitchen with integrated appliances and bi-fold doors to the rear garden
- Study or playroom
- Downstairs cloakroom
- Laundry room with access to rear garden
- Master bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

**PEAR TREE FIELDS**  
WORCESTER

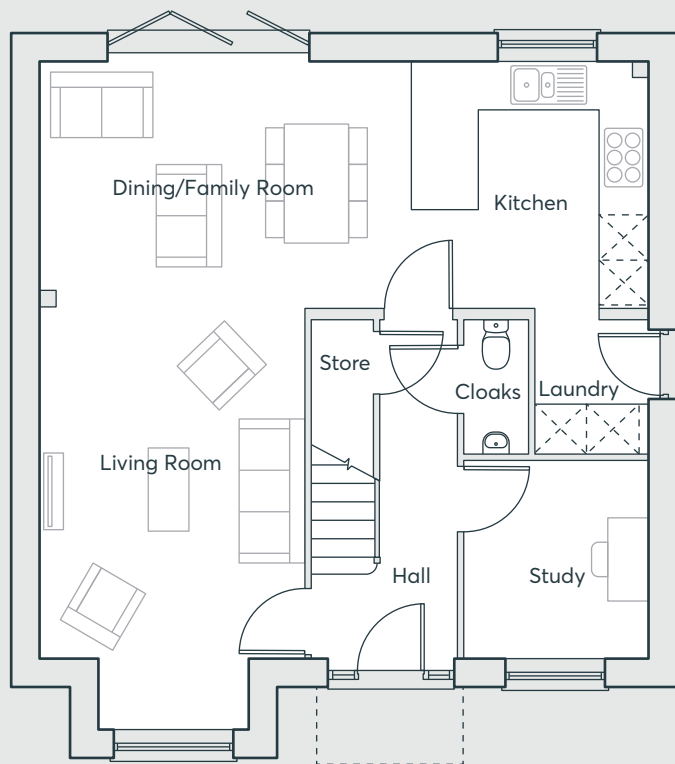
**FOUR  
BEDROOM  
HOME**

1,362 sq. ft.

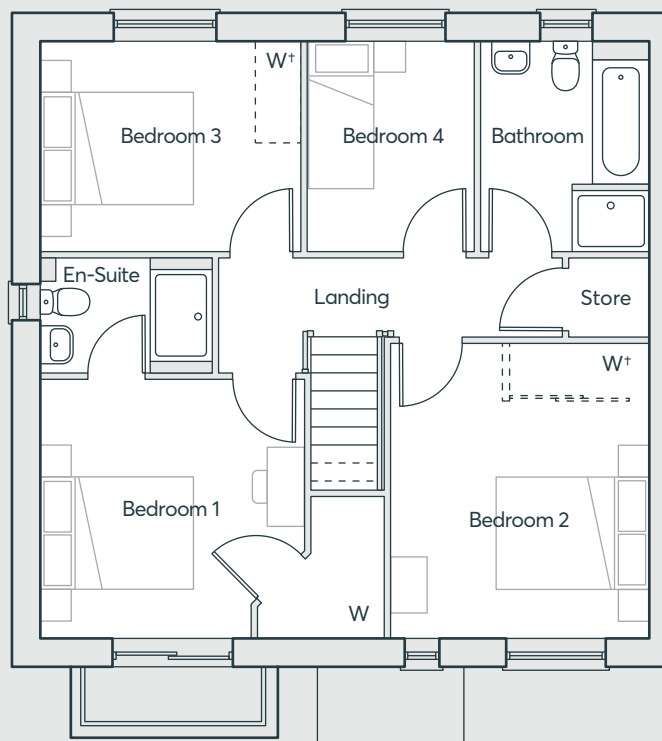
 **ST.MODWEN  
HOMES**



# THE BARLOW



GROUND FLOOR



FIRST FLOOR

W+ – Sales Extra

## FOUR BEDROOM HOME

1,362 sq. ft.

Dining	3.26m x 1.83m	10'8" x 6'0"
Family	3.26m x 3.10m	10'8" x 10'2"
Kitchen	3.26m x 3.08m	10'8" x 10'1"
Living	4.55m x 3.49m	14'11" x 11'5"
Study	2.63m x 2.42m	8'7" x 7'11"
Laundry Room	1.77m x 1.43m	5'10" x 4'8"
Bathroom	2.83m x 2.20m	9'3" x 7'3"
Bedroom 1	3.42m x 3.49m	11'3" x 11'5"
Bedroom 2	3.92m x 3.37m	12'10" x 11'1"
Bedroom 3	2.83m x 3.43m	9'3" x 11'3"
Bedroom 4	2.83m x 2.21m	9'3" x 7'3"
En-suite	1.47m x 2.25m	4'10" x 7'5"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent. SMP 77070/January 2025.

PEAR TREE FIELDS

WORCESTER

 **ST.MODWEN  
HOMES**



# THE PARIS

- Three storey home
- Kitchen/dining room with French doors to the garden
- Separate living room
- Master bedroom with Juliet balcony, fitted wardrobes and en-suite
- Additional bedroom, study and bathroom to the first floor
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

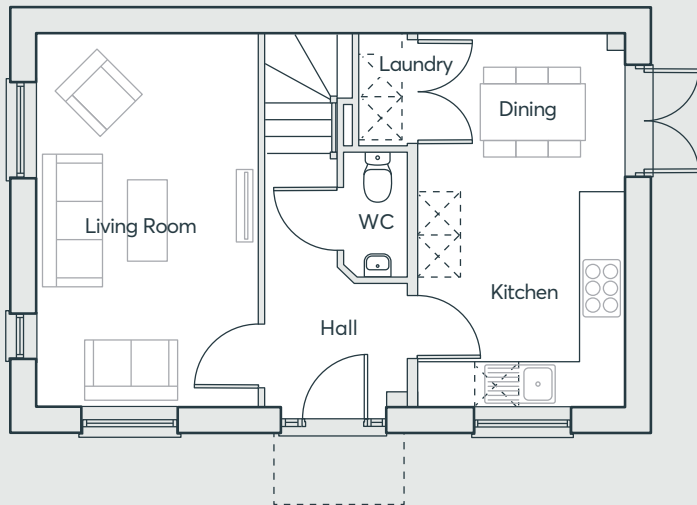
**PEAR TREE FIELDS**  
WORCESTER

**FOUR  
BEDROOM  
HOME**

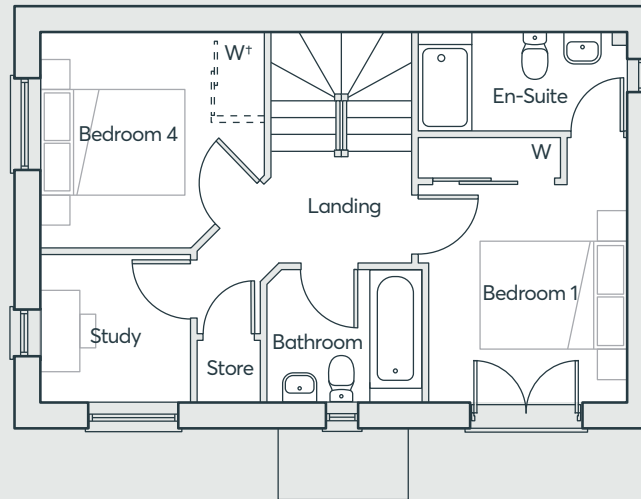
1,371 sq. ft.

 **ST.MODWEN  
HOMES**

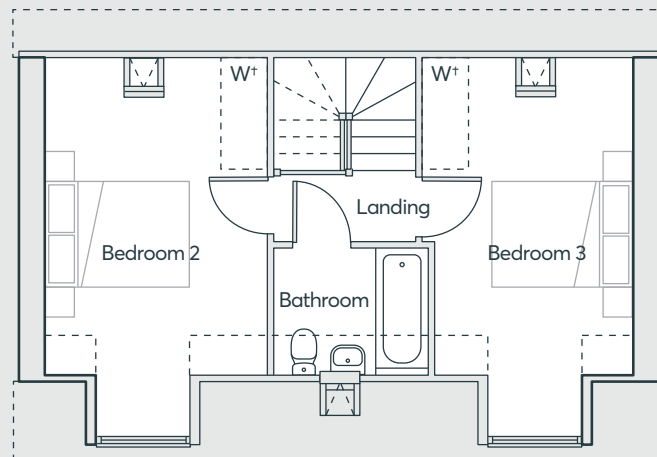




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

W+ – Sales Extra

# THE PARIS

Dining	2.17m x 2.89m	7'2" x 9'6"
Kitchen	3.03m x 2.89m	9'11" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
Laundry	1.55m x 0.83m	5'1" x 2'9"
Bathroom 1	1.94m x 2.16m	6'4" x 7'1"
Bedroom 1	3.72m x 2.78m	12'2" x 9'2"
Bedroom 4	3.03m x 3.12m	9'11" x 10'3"
En-suite	1.39m x 2.96m	4'7" x 9'8"
Study	2.08m x 2.11m	6'10" x 6'11"
Bathroom 2	2.09m x 2.14m	6'10" x 7'0"
Bedroom 2	5.20m x 3.12m	17'1" x 10'3"
Bedroom 3	5.20m x 2.80m	17'1" x 9'2"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

PEAR TREE FIELDS

WORCESTER

FOUR  
BEDROOM  
HOME

1,371 sq. ft.

 **ST.MODWEN  
HOMES**

# THE BECKET

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

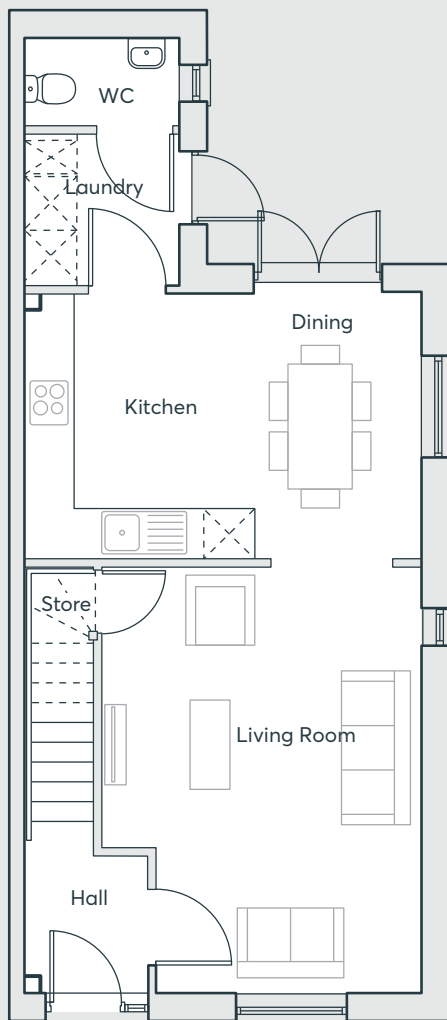
\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

**PEAR TREE FIELDS**  
WORCESTER

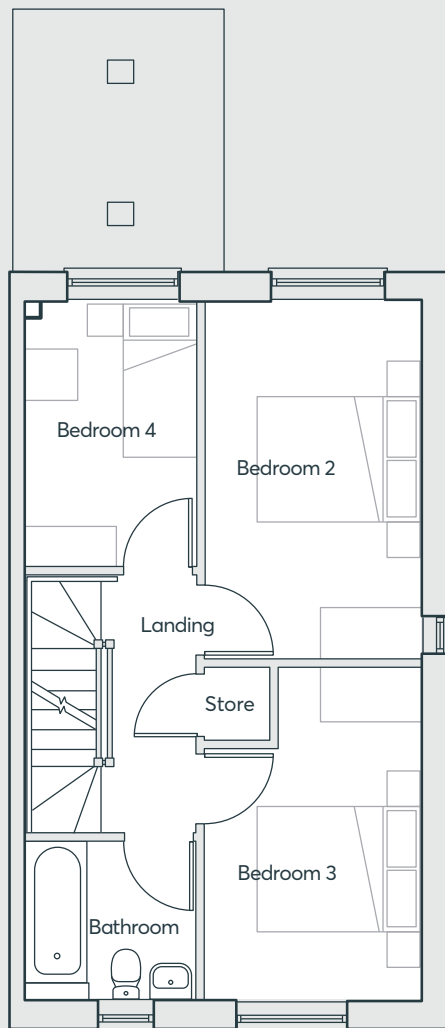
**FOUR  
BEDROOM  
HOME**  
1,206 sq. ft.

 **ST.MODWEN  
HOMES**

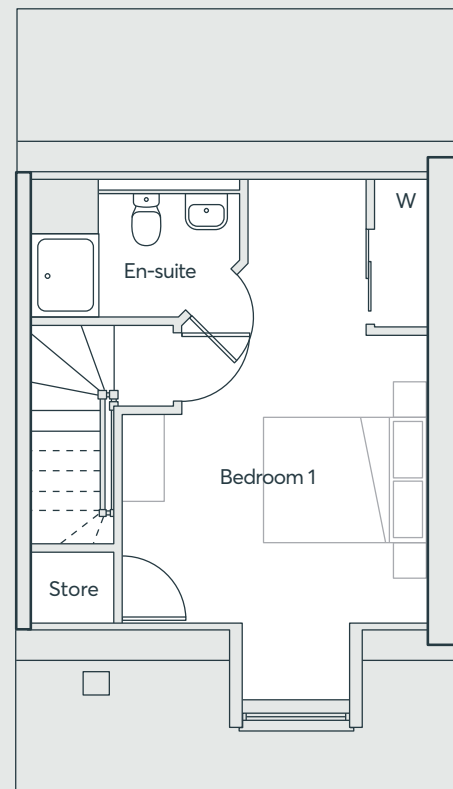




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# THE BECKET

Dining	3.19m x 1.96m	10'6" x 6'5"
Kitchen	3.19m x 2.77m	10'6" x 9'1"
Living	5.07m x 3.79m	16'7" x 12'5"
Laundry Room	1.81m x 1.81m	5'11" x 5'11"
Bathroom	1.88m x 2.00m	6'2" x 6'7"
Bedroom 2	4.29m x 2.62m	14'1" x 8'7"
Bedroom 3	3.94m x 2.62m	12'11" x 8'7"
Bedroom 4	3.19m x 2.03m	10'6" x 6'8"
Bedroom 1	6.73m x 3.66m	22'1" x 12'0"
En-suite	1.47m x 2.64m	4'10" x 8'8"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

PEAR TREE FIELDS

WORCESTER

FOUR  
BEDROOM  
HOME

1,206 sq. ft.

 **ST.MODWEN  
HOMES**

# THE HANNINGTON

- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom and laundry room off the kitchen
- Family bathroom with bath and walk-in shower
- Master bedroom with en-suite and built-in wardrobe
- Integral garage with access into kitchen/dining room
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

**PEAR TREE FIELDS**  
WORCESTER

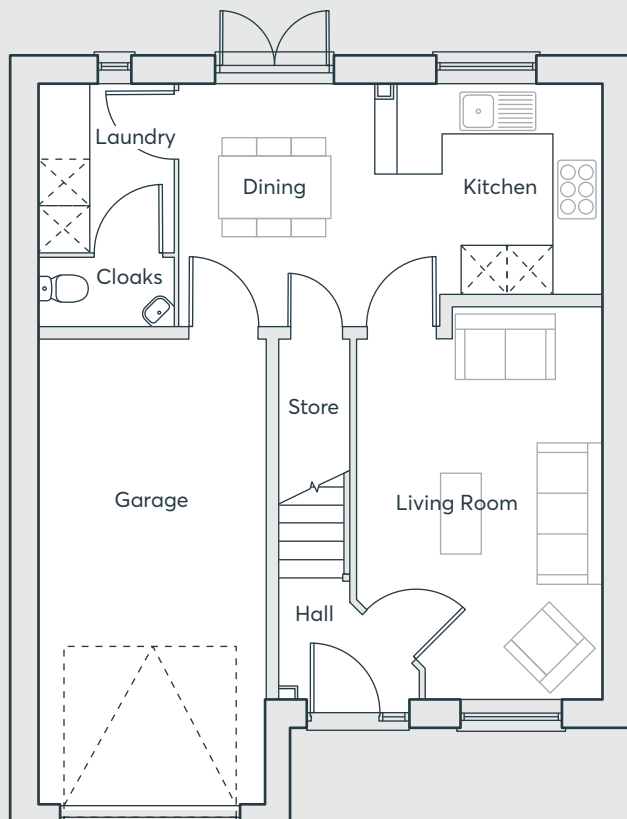
**FOUR  
BEDROOM  
HOME**

1,136 sq. ft.

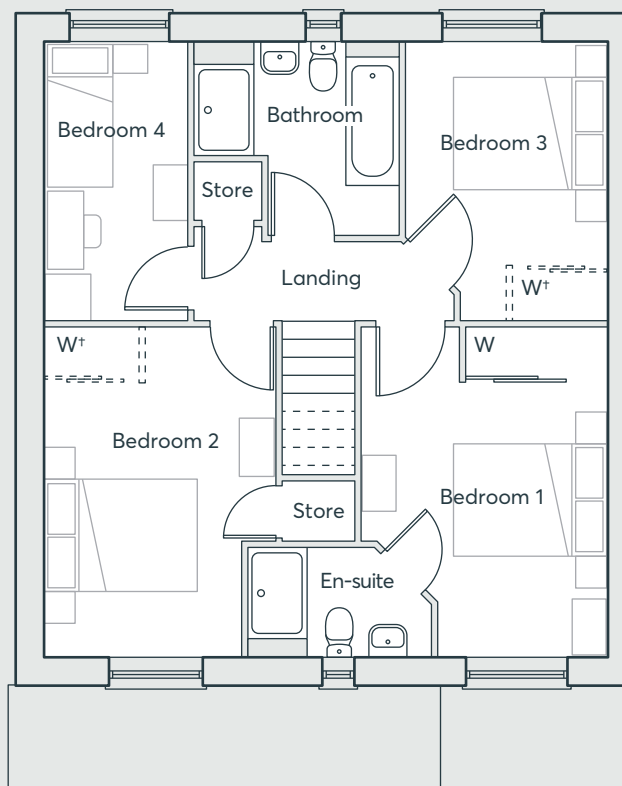
 **ST. MODWEN  
HOMES**



# THE HANNINGTON



GROUND FLOOR



FIRST FLOOR

Dining	3.20m x 2.61m	10'6" x 8'7"
Kitchen	2.77m x 3.01m	9'1" x 9'11"
Living	5.21m x 3.28m	17'1" x 10'9"
Garage	6.15m x 3.00m	20'2" x 9'10"
Laundry Room	2.19m x 1.74m	7'2" x 5'8"
Bathroom	2.56m x 2.72m	8'5" x 8'11"
Bedroom 1	4.33m x 3.28m	14'3" x 10'9"
Bedroom 2	4.33m x 3.06m	14'3" x 10'0"
Bedroom 3	3.70m x 2.68m	12'2" x 8'9"
Bedroom 4	3.70m x 1.88m	12'2" x 6'2"
En-suite	1.44m x 2.42m	4'9" x 7'11"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

PEAR TREE FIELDS

WORCESTER

W+ – Sales Extra

**FOUR  
BEDROOM  
HOME**

1,136 sq. ft.

 **ST.MODWEN  
HOMES**

# THE EDWENA

- Open plan kitchen/dining room/living with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry cupboard off the hallway
- Under stairs storage cupboard
- Master bedroom with built-in wardrobes and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

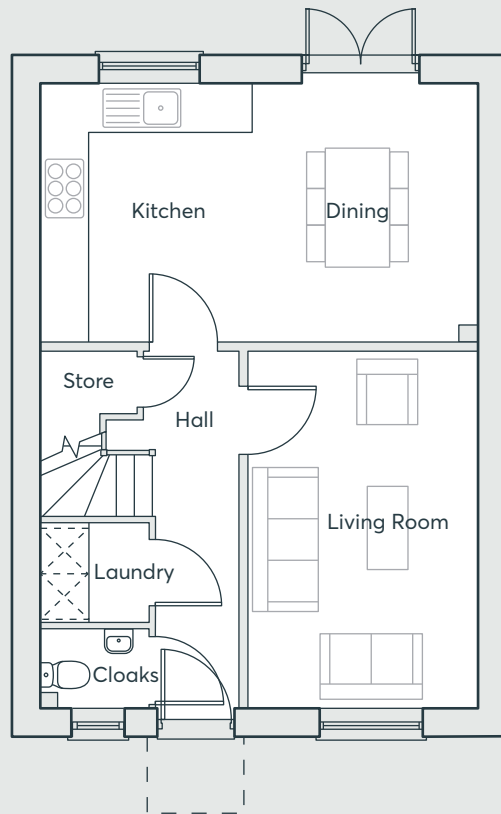
**PEAR TREE FIELDS**  
WORCESTER

**THREE  
BEDROOM  
HOME**

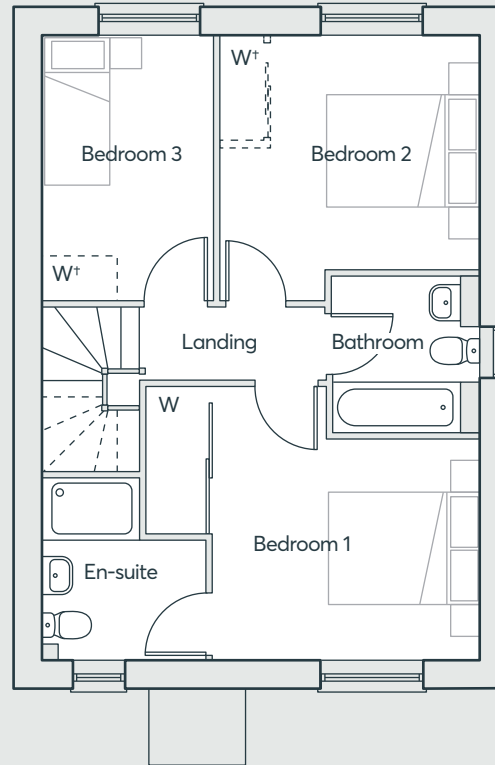
1,021 sq. ft.

 **ST.MODWEN  
HOMES**





**GROUND FLOOR**



**FIRST FLOOR**

# THE EDWENA

Dining	3.41m x 3.03m	11'2" x 9'11"
Kitchen	3.41m x 2.74m	11'2" x 9'0"
Living	4.83m x 3.03m	15'10" x 9'11"
Laundry Room	1.28m x 1.43m	4'2" x 4'8"
Bathroom	2.05m x 1.93m	6'9" x 6'4"
Bedroom 1	3.65m x 3.53m	12'0" x 11'7"
Bedroom 2	3.47m x 3.42m	11'5" x 11'3"
Bedroom 3	3.47m x 2.25m	11'5" x 7'5"
En-suite	2.41m x 2.14m	7'11" x 7'0"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

**PEAR TREE FIELDS**

WORCESTER

W+ – Sales Extra

**THREE  
BEDROOM  
HOME**

1,021 sq. ft.

 **ST.MODWEN  
HOMES**

# THE MIRIN v1

- Kitchen/dining room with French doors to the rear garden
- Living room with study area to front
- Downstairs cloakroom
- Understairs storage cupboard
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout.  
Available on selected plots. Please refer to working drawings  
for exact locations.

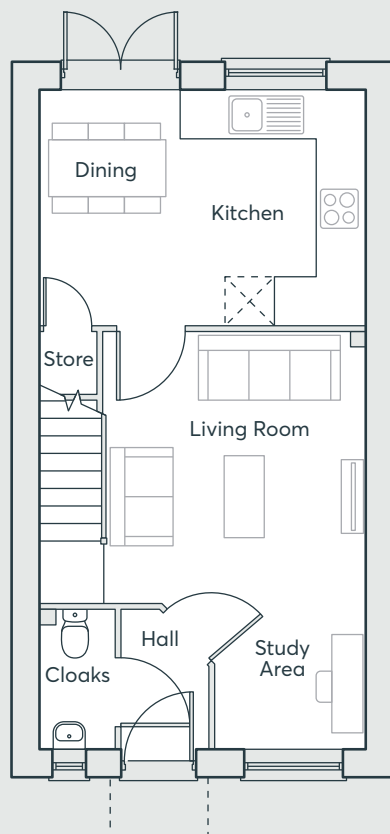
**PEAR TREE FIELDS**  
WORCESTER

**THREE  
BEDROOM  
HOME**  
823 sq. ft.

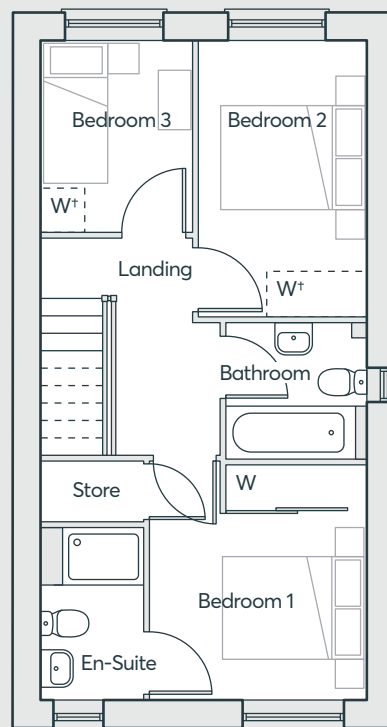
 **ST.MODWEN  
HOMES**



# THE MIRIN v1



GROUND FLOOR



FIRST FLOOR

Layout representative of plots 183, 184, 189, 190

PEAR TREE FIELDS

WORCESTER

THREE  
BEDROOM  
HOME

823 sq. ft.

Dining	3.15m x 1.89m	10'4" x 6'2"
Kitchen	3.15m x 2.46m	10'4" x 8'1"
Living	5.56m x 4.35m	18'3" x 14'3"
Bathroom	1.80m x 1.87m	5'11" x 6'2"
Bedroom 1	3.14m x 2.88m	10'4" x 9'5"
Bedroom 2	3.67m x 2.24m	12'0" x 7'4"
Bedroom 3	2.54m x 2.02m	8'4" x 6'8"
En-suite	2.30m x 1.38m	7'7" x 4'6"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

 **ST.MODWEN  
HOMES**

# THE MIRIN v2

- Kitchen/dining room with French doors to the rear garden
- Living room with study area to front
- Downstairs cloakroom
- Understairs storage cupboard
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

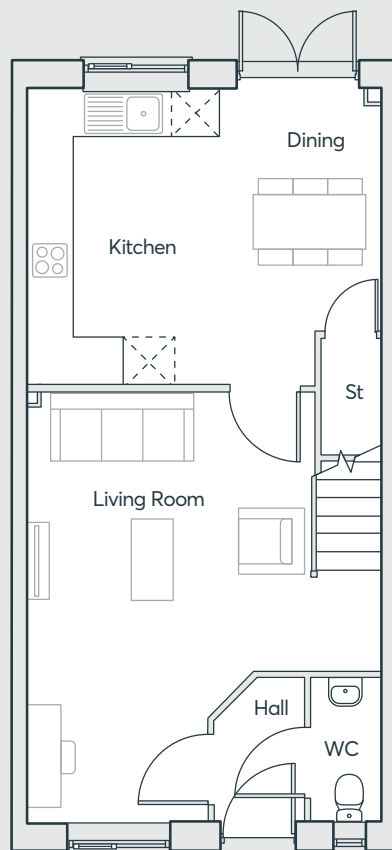
\*PV positions are indicative. Please refer to the PV layout.  
Available on selected plots. Please refer to working drawings  
for exact locations.

**PEAR TREE FIELDS**  
WORCESTER

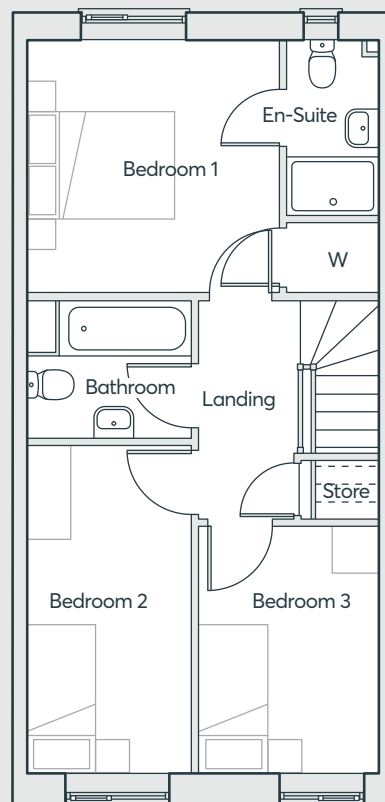
**THREE  
BEDROOM  
HOME**  
933 sq. ft.

 **ST.MODWEN  
HOMES**





**GROUND FLOOR**



**FIRST FLOOR**

# THE MIRIN v2

Dining	3.81m x 1.89m	12'6" x 6'2"
Kitchen	3.81m x 2.69m	12'6" x 8'10"
Living	5.57m x 4.57m	18'3" x 15'0"
Bathroom	1.77m x 2.15m	5'10" x 7'1"
Bedroom 1	3.27m x 3.28m	10'9" x 10'9"
Bedroom 2	4.24m x 2.15m	13'11" x 7'1"
Bedroom 3	3.23m x 2.33m	10'7" x 7'8"
En-suite	2.27m x 1.20m	7'5" x 3'11"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

\* Plot specific window  
Layout representative of plots 138, 139, 245, 246, 248, 249, 250, 251.

**PEAR TREE FIELDS**

WORCESTER

**THREE  
BEDROOM  
HOME**

933 sq. ft.

 **ST.MODWEN  
HOMES**

# THE THEA-ELWEN

- Open plan kitchen-dining room with French doors to the rear garden
- Laundry room with access to the rear garden
- Separate living room
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout.  
Available on selected plots. Please refer to working drawings  
for exact locations.

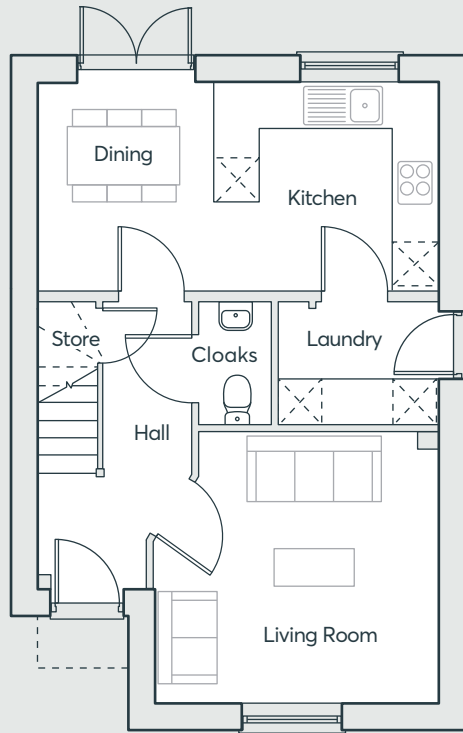
**PEAR TREE FIELDS**  
WORCESTER

**THREE  
BEDROOM  
HOME**  
934 sq. ft.

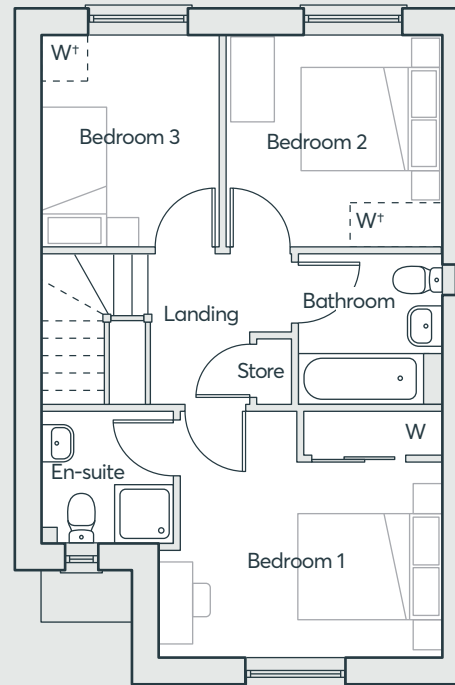
 **ST.MODWEN  
HOMES**



# THE THEA-ELWEN



GROUND FLOOR



FIRST FLOOR

Dining	2.82m x 2.40m	9'3" x 7'10"
Kitchen	2.82m x 3.03m	9'3" x 9'11"
Living	3.70m x 3.85m	12'2" x 12'7"
Laundry Room	1.71m x 2.15m	5'7" x 7'1"
Bathroom	2.06m x 1.94m	6'9" x 6'4"
Bedroom 1	3.32m x 3.85m	10'11" x 12'7"
Bedroom 2	2.88m x 2.93m	9'5" x 9'7"
Bedroom 3	2.88m x 2.41m	9'5" x 7'11"
En-suite	1.75m x 1.78m	5'9" x 5'10"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

PEAR TREE FIELDS

WORCESTER

W+ – Sales Extra

THREE  
BEDROOM  
HOME

934 sq. ft.

 **ST.MODWEN  
HOMES**



# THE KEA V1

- Kitchen/dining room with French doors to the garden
- Laundry cupboard with space for washing machine and dryer
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

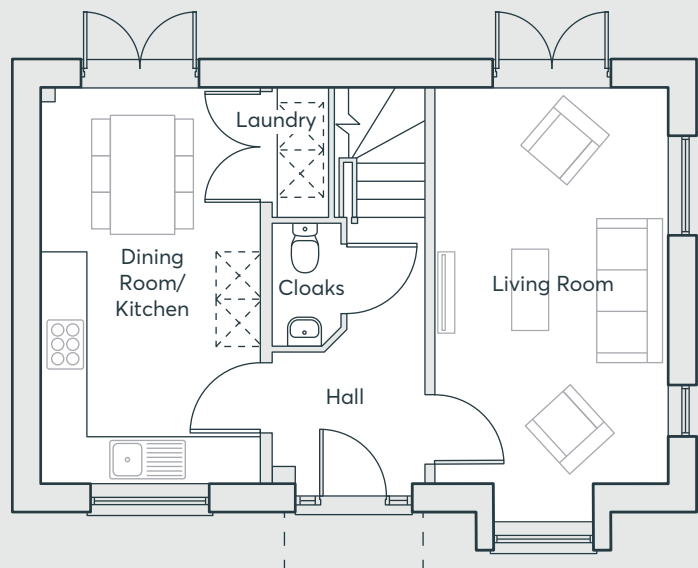
**PEAR TREE FIELDS**  
WORCESTER

**THREE  
BEDROOM  
HOME**  
922 sq. ft.

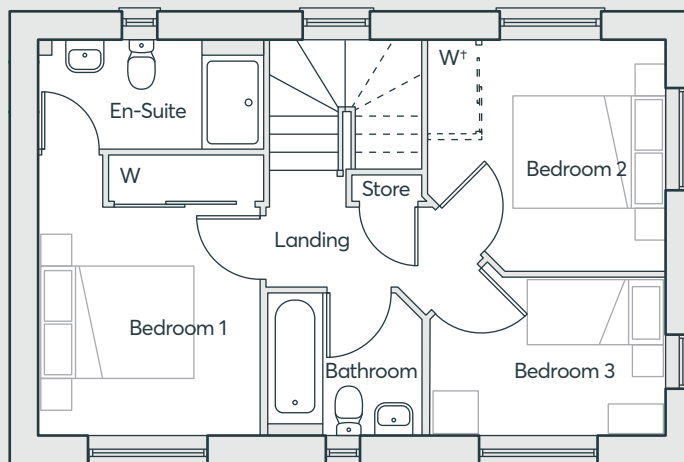
 **ST.MODWEN  
HOMES**



# THE KEA V1



GROUND FLOOR



FIRST FLOOR

Dining	2.17m x 2.90m	7'2" x 9'6"
Kitchen	3.02m x 2.89m	9'11" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
Laundry Room	1.61m x 0.74m	5'4" x 2'5"
Bathroom	1.94m x 1.99m	6'4" x 6'6"
Bedroom 1	3.69m x 2.96m	12'1" x 9'8"
Bedroom 2	3.03m x 3.12m	9'11" x 10'3"
Bedroom 3	2.08m x 3.09m	6'10" x 10'2"
En-suite	1.43m x 2.96m	4'8" x 9'8"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

W+ – Sales Extra  
NOTE: Please refer to plot specific house type pack for kitchen layout

**PEAR TREE FIELDS**  
WORCESTER

**THREE  
BEDROOM  
HOME**  
922 sq. ft.

 **ST.MODWEN  
HOMES**

# THE WEBSTER V2

- Living room with feature bay window
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

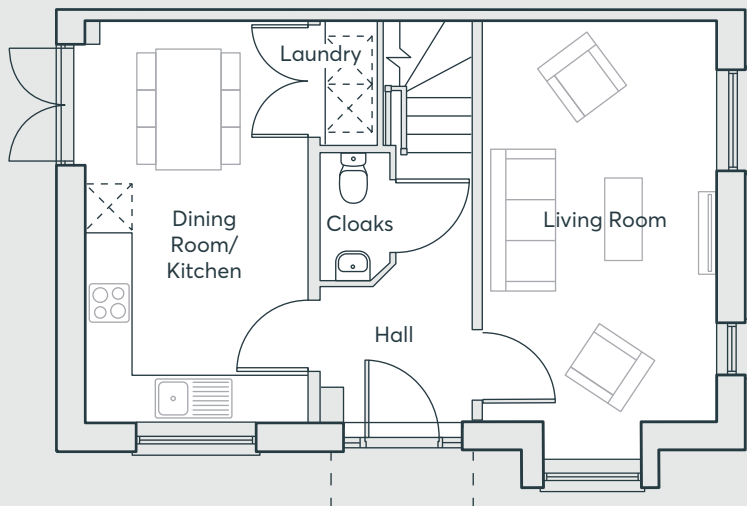
**PEAR TREE FIELDS**  
WORCESTER

**THREE  
BEDROOM  
HOME**  
922 sq. ft.

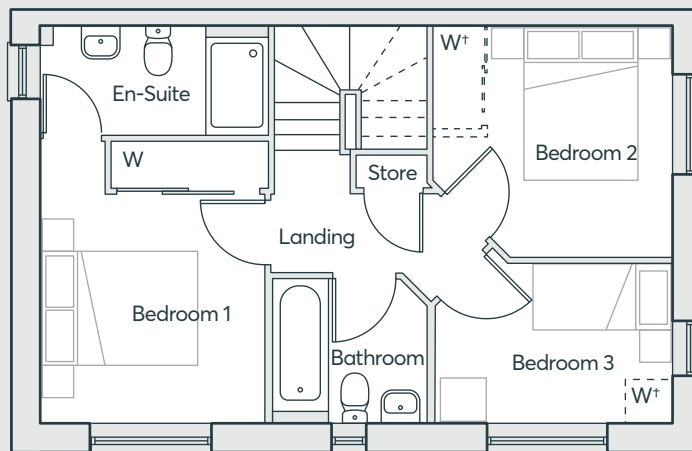
 **ST.MODWEN  
HOMES**



# THE WEBSTER V2



GROUND FLOOR



FIRST FLOOR

Living Room	5.20m x 3.06m	17'1" x 10'0"
Kitchen	2.94m x 2.89m	9'8" x 9'6"
Dining	2.26m x 2.89m	7'5" x 9'6"
Cloakroom	1.59m x 0.90m	5'3" x 3'0"
Laundry	1.70m x 0.74m	5'7" x 2'5"
WC	1.59m x 0.90m	5'3" x 3'0"
Bedroom 1	3.69m x 2.91m	12'1" x 9'7"
En-suite	1.43m x 2.96m	4'8" x 9'8"
Bedroom 2	3.03m x 3.12m	9'11" x 10'3"
Bedroom 3	2.08m x 3.09m	6'10" x 10'2"
Bathroom	1.88m x 2.00m	6'2" x 6'7"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

W+ – Sales Extra  
NOTE: Please refer to plot specific house type pack for kitchen layout

**PEAR TREE FIELDS**  
WORCESTER

**THREE  
BEDROOM  
HOME**  
922 sq. ft.

 **ST.MODWEN  
HOMES**

# THE WEBSTER V3

- Living room with feature bay window
- Kitchen/dining room with French doors to the garden
- Laundry cupboard with space for a washing machine and dryer
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

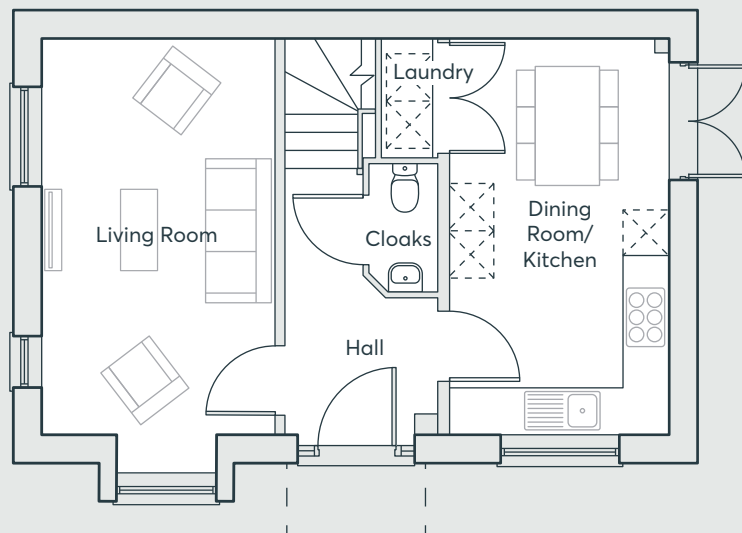
**PEAR TREE FIELDS**  
WORCESTER

**THREE  
BEDROOM  
HOME**  
922 sq. ft.

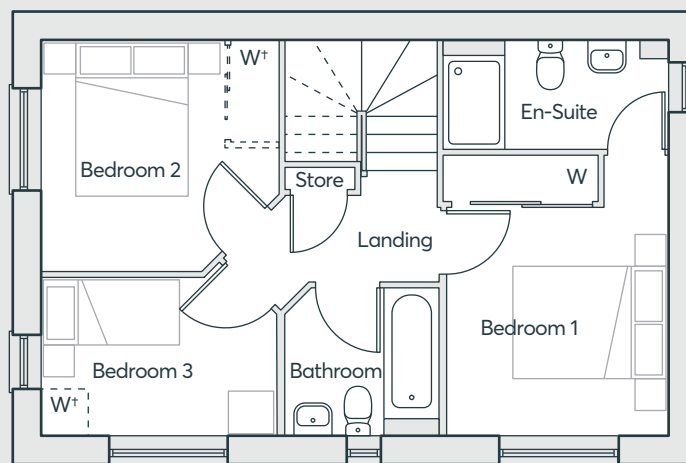
 **ST.MODWEN  
HOMES**



# THE WEBSTER V3



GROUND FLOOR



FIRST FLOOR

Living Room	5.20m x 3.06m	17'1" x 10'0"
Kitchen	2.94m x 2.89m	9'8" x 9'6"
Dining	2.26m x 2.89m	7'5" x 9'6"
Cloakroom	1.59m x 0.90m	5'3" x 3'0"
Laundry	1.70m x 0.74m	5'7" x 2'5"
WC	1.59m x 0.90m	5'3" x 3'0"
Bedroom 1	3.69m x 2.91m	12'1" x 9'7"
En-suite	1.43m x 2.96m	4'8" x 9'8"
Bedroom 2	3.03m x 3.12m	9'11" x 10'3"
Bedroom 3	2.08m x 3.09m	6'10" x 10'2"
Bathroom	1.88m x 2.00m	6'2" x 6'7"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

W+ – Sales Extra  
NOTE: Please refer to plot specific house type pack for kitchen layout

**PEAR TREE FIELDS**  
WORCESTER

**THREE  
BEDROOM  
HOME**  
922 sq. ft.

 **ST.MODWEN  
HOMES**

# THE HOUGHTON

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

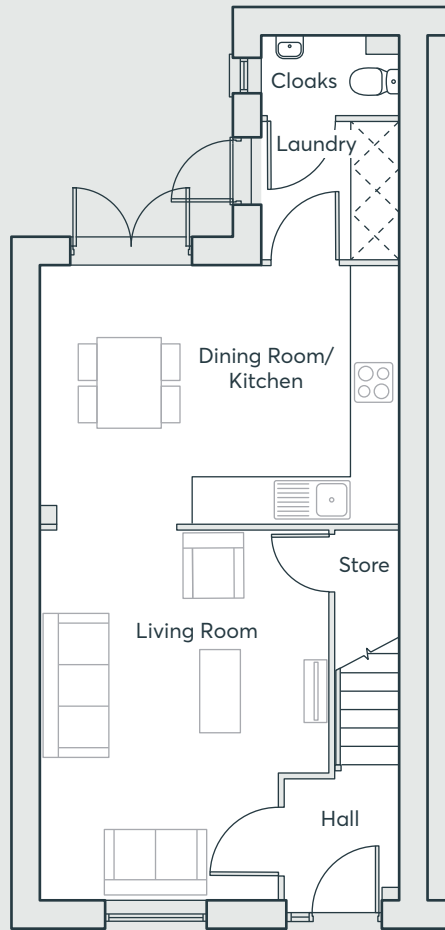
**PEAR TREE FIELDS**  
WORCESTER

**THREE  
BEDROOM  
HOME**  
909 sq. ft.

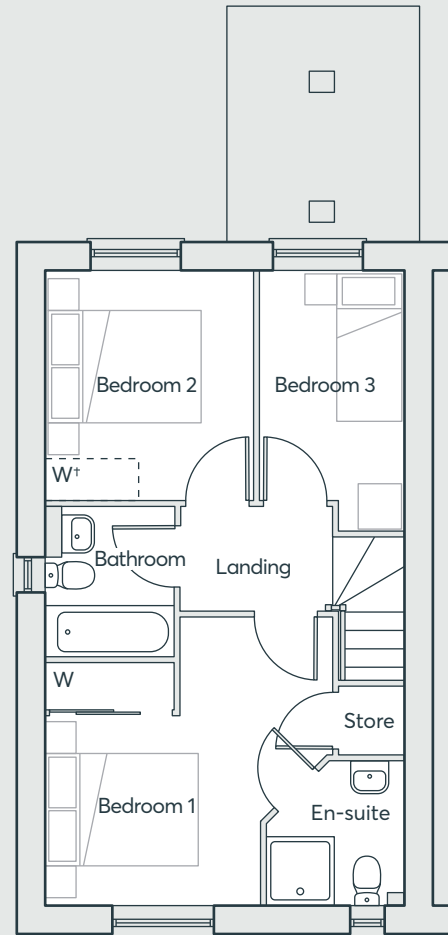
 **ST.MODWEN  
HOMES**



# THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

W† – Sales Extra

## THREE BEDROOM HOME

909 sq. ft.

Dining	3.42m x 2.28m	11'2" x 7'6"
Kitchen	3.42m x 2.45m	11'2" x 8'0"
Laundry Room	1.84m x 1.81m	6'0" x 5'11"
Living	4.84m x 3.79m	15'11" x 12'5"
Bathroom	1.98m x 1.70m	6'6" x 5'7"
Bedroom 1	3.77m x 3.79m	12'5" x 12'5"
Bedroom 2	3.01m x 2.70m	9'10" x 8'10"
Bedroom 3	3.42m x 1.92m	11'2" x 6'4"
En-suite	1.91m x 1.80m	6'3" x 5'11"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

PEAR TREE FIELDS

WORCESTER

 **ST.MODWEN  
HOMES**



**PEAR TREE FIELDS**  
WORCESTER

**TWO  
BEDROOM  
HOME**  
774 sq. ft.

# THE WILFRED V1

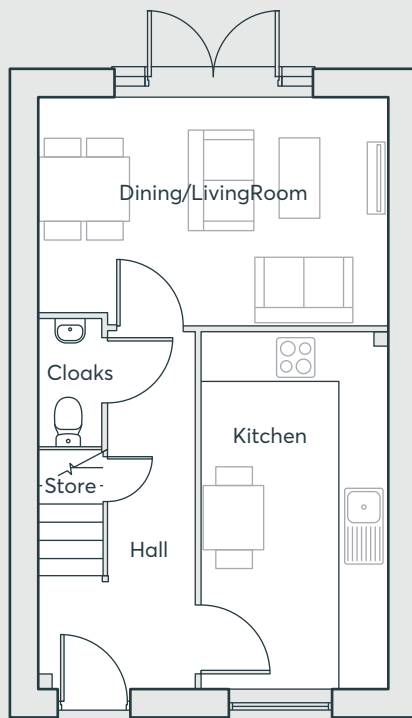
- Dining/living room with French doors to rear garden
- Kitchen to front
- Master bedroom with en-suite bathroom and built-in wardrobe
- Second bedroom with en-suite bathroom
- Full gas fired central heating
- Double glazing and high performance Insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

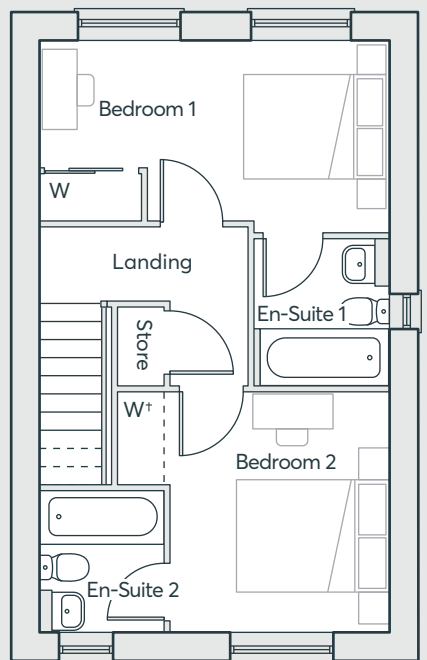
 **ST.MODWEN  
HOMES**



# THE WILFRED V1



**GROUND FLOOR**



**FIRST FLOOR**

Dining	2.83m x 2.07m	9'3" x 6'10"
Kitchen	4.72m x 2.48m	15'6" x 8'1"
Living	2.98m x 2.56m	9'9" x 8'5"
Bedroom 1	2.53m x 4.64m	8'4" x 15'2"
Bedroom 2	3.18m x 2.78m	10'5" x 9'2"
En-suite 1	1.90m x 1.78m	6'3" x 5'10"
En-suite 2	1.84m x 1.76m	6'0" x 5'9"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

**PEAR TREE FIELDS**

WORCESTER

W+ – Sales Extra  
\* Plot specific window

**TWO  
BEDROOM  
HOME**

774 sq. ft.

 **ST.MODWEN  
HOMES**

# THE WILFRED V2

- Dining/living room with French doors to rear garden
- Kitchen to front
- Master bedroom with en-suite bathroom and built-in wardrobe
- Second bedroom with en-suite bathroom
- Full gas fired central heating
- Double glazing and high performance Insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

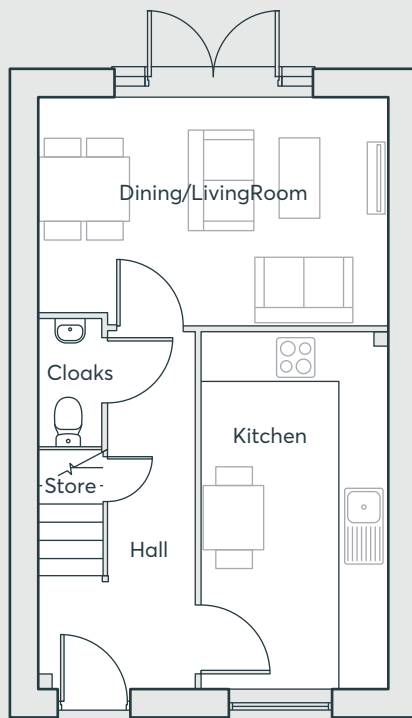
**PEAR TREE FIELDS**  
WORCESTER

**TWO  
BEDROOM  
HOME**  
774 sq. ft.

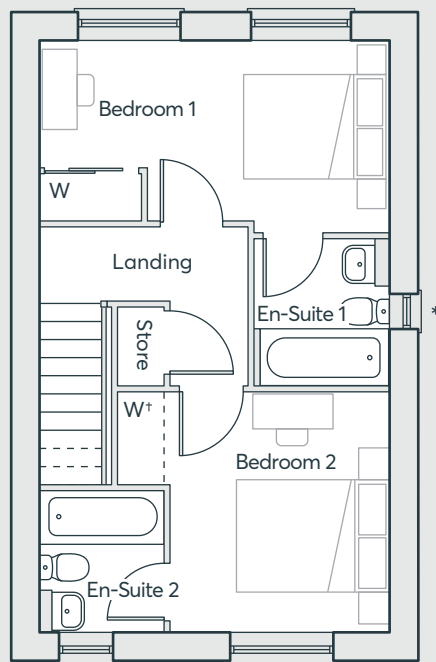
 **ST.MODWEN  
HOMES**



# THE WILFRED V2



GROUND FLOOR



FIRST FLOOR

Dining	2.83m x 2.07m	9'3" x 6'10"
Kitchen	4.72m x 2.48m	15'6" x 8'1"
Living	2.98m x 2.56m	9'9" x 8'5"
Bedroom 1	2.53m x 4.64m	8'4" x 15'2"
Bedroom 2	3.18m x 2.78m	10'5" x 9'2"
En-suite 1	1.90m x 1.78m	6'3" x 5'10"
En-suite 2	1.84m x 1.76m	6'0" x 5'9"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

\* Plot specific window

PEAR TREE FIELDS

WORCESTER

TWO  
BEDROOM  
HOME

774 sq. ft.

 **ST.MODWEN  
HOMES**

# THE NINA

- Living room with French doors to the rear garden
- Kitchen/dining room
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance Insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

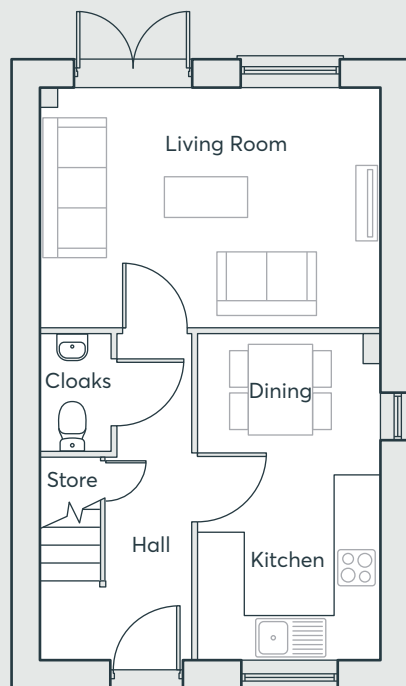
**PEAR TREE FIELDS**  
WORCESTER

**TWO  
BEDROOM  
HOME**  
758 sq. ft.

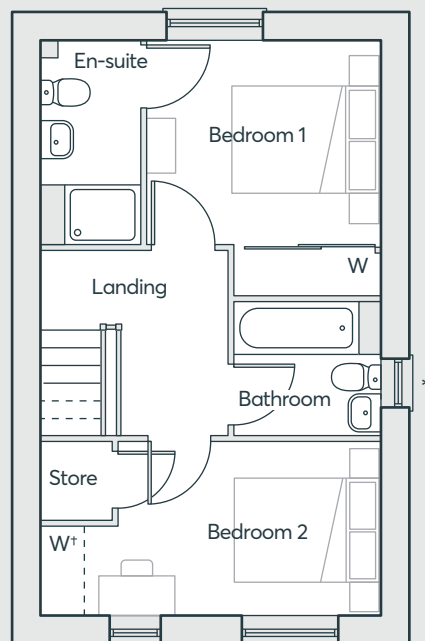
 **ST.MODWEN  
HOMES**



# THE NINA



**GROUND FLOOR**



**FIRST FLOOR**

Dining	1.91m × 2.46m	6'3" × 8'1"
Kitchen	2.55m × 2.46m	8'4" × 8'1"
Living	3.24m × 4.64m	10'7" × 15'2"
Bathroom	1.85m × 1.99m	6'1" × 6'6"
Bedroom 1	2.76m × 3.18m	9'1" × 10'5"
Bedroom 2	2.33m × 4.64m	7'8" × 15'2"
En-suite	2.76m × 1.36m	9'1" × 4'6"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

W+ – Sales Extra  
\* Plot specific window

**TWO  
BEDROOM  
HOME**  
758 sq. ft.

**PEAR TREE FIELDS**  
WORCESTER

 **ST.MODWEN  
HOMES**

# THE KEMBLE

- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout.  
Available on selected plots. Please refer to working drawings  
for exact locations.

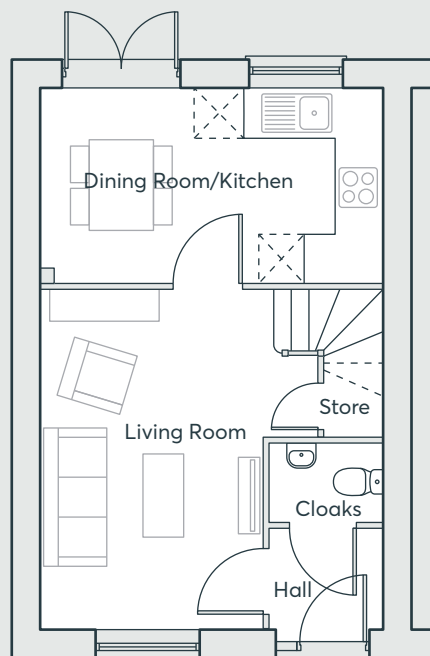
**PEAR TREE FIELDS**  
WORCESTER

**TWO  
BEDROOM  
HOME**  
692 sq. ft.

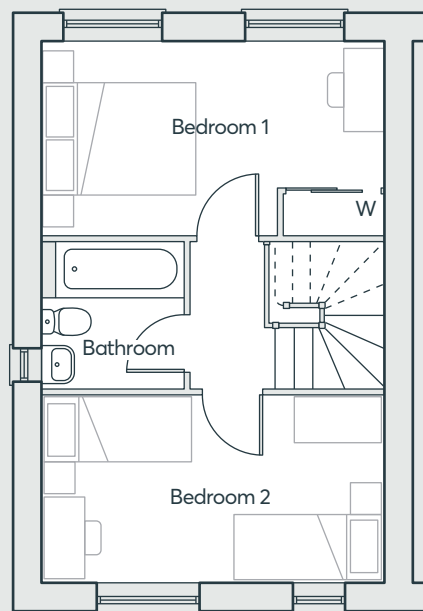
 **ST.MODWEN  
HOMES**



# THE KEMBLE



**GROUND FLOOR**



**FIRST FLOOR**

Kitchen/Dining	2.55m x 2.48m	8'5" x 8'2"
Living Room	4.47m x 2.94m	14'8" x 9'8"
Cloakroom	1.05m x 1.49m	3'5" x 4'11"
Bedroom 1	2.55m x 4.52m	8'5" x 14'10"
Bedroom 2	2.45m x 4.52m	8'0" x 14'10"
Bathroom	1.94m x 1.91m	6'4" x 6'3"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 77070/January 2025.

**PEAR TREE FIELDS**

WORCESTER

**TWO  
BEDROOM  
HOME**

692 sq. ft.

 **ST.MODWEN  
HOMES**



Please speak to a member of staff if you require  
this brochure in an alternative format.

St. Modwen Homes, Two Devon Way, Longbridge, Birmingham, B31 2TS  
T: 0121 647 1000 E: [sales@stmodwenhomes.co.uk](mailto:sales@stmodwenhomes.co.uk)

**[stmodwenhomes.co.uk](http://stmodwenhomes.co.uk)**